

Important Dates and Times

The Grant County Planning Commission meets
on the 4th Monday of every month at 7:00 PM in
the main Courtroom of the Courthouse in Wil-
liamstown, Kentucky. Filing deadlines for those
meeting dates are forty-five (45) days prior to the
meeting for all zone change requests and twenty-
one (21) days prior to the meeting date for all Site
Plans and Subdivision Plats. From time to time,
Commission meeting dates fall on or very near
Holidays, so please check with the Commission
Office to verify a filing deadline.

OFFICE HOURS: 8:30 AM to 4:00 PM
Monday –Friday

Commission Members

Mr. John Lawrence, Chairman
Mr. Marlon Kinsey, Vice-Chairman
Mr. Nick Kinman, Secretary
Mr. William Marksberry, Treasurer
Mr. William Covington
Mr. Howard Brewer, Jr.
Mrs. Nancy Duley
Mr. Marvin G. Faulkner
Mr. Rick Dalton
Mr. Vernon Webster
Ms. Brooke Rider
Mr. Dan Bates

Staff

Ms. Becky Ruholl

Mr. Thomas R. Nienaber, Legal Counsel
Mr. Raymond Erpenbeck, Commission Engineer

Representing

Williamstown
Grant County
Williamstown
Williamstown
Grant County
Dry Ridge
Crittenden
Grant County
Corinth
Grant County
Dry Ridge
Grant County

Grant County Planning & Commission



Office of Grant County Planning Commission

101 North Main Street
Room 14
Williamstown, KY 41097

Phone: 859.824.7770 Fax: 859.824.7796

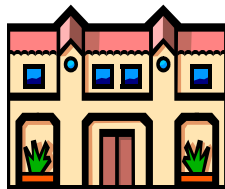


Reference Guide Zone Changes

ZONE CHANGES IN GRANT COUNTY

Changing the zoning of a piece of property can be very confusing and sometimes time consuming, but with a few of these helpful hints, hopefully this brochure will make the process much easier.

The Kentucky Revised Statutes (KRS 100) are the regulatory laws of Planning & Zoning. These statutes tell us that there are only three (3) reasons to receive a zone change throughout the Commonwealth of Kentucky. First, that the requested zone change is in compliance with the adopted Comprehensive Plan. Secondly, that the original zoning classification is inappropriate and the requested zone is appropriate or third that there have been major changes



Changing your zoning classification.

in either economic, physical or a social nature in the area that was not anticipated by the Comprehensive Plan. Which ever reason is chosen by you the applicant, must be based on facts presented at a Public Hearing before the Grant County Planning Commission.

To file an application for a zone change, there are several things that must accompany a completed application: A copy of the deed to the property that you wish to change, a concept development plan for the property, a list of all adjoining

ZONE CHANGES (CONT.)

property owners and the required fee payment for the application. This application must be filed forty-five (45) days prior to the monthly meeting date of the Planning Commission.

PUBLIC HEARING

Before any amendment to a zoning map can become effective, a public hearing must be held by the Grant County Planning Commission. Notice of this hearing shall be posted in the local newspaper no less than seven (7) and no more than twenty-one (21) days prior to the meeting. Also, a sign, stating the requested zoning of the property, must be placed on the property for fourteen (14) consecutive days and a certified letter must be mailed to all adjoining property owners no less than fourteen (14) days prior to the meeting date.

After the Grant County Planning Commission makes it's formal recommendation, by resolution, on the application, the resolution is forwarded to the legislative body in which the property is located. The legislative body must then affirm or overturn the recommendation of the Planning Commission by Ordinance. As a good rule of thumb, from start to finish, it takes approximately one hundred (100) days to complete the change in zoning classifications.

TYPES OF ZONING CLASSES

There are several different types of zoning classifications that have a variety of permitted and conditional uses listed. Here are just a few of the zoning classifications used by the legislative bodies throughout Grant County. For more specific information about the spe-

cifically permitted uses in each zoning classification, please contact your legislative body or the Grant County Planning Commission Office.

Agricultural—One: The A-1 zoning classification in all the zoning ordinances except the City of Williamstown has a minimum lot size of five (5) acres. Typically the A-1 zone is for farming operations and the placement of a home for the family of the farm or agricultural property.

Residential: There are several types of residential zones throughout Grant County. The different types of residential zoning usually varies on the type of homes being built and the size of the lots.

Commercial: Most of the commercial zones in Grant County are in the incorporated areas that can provided the needed transportation and utility services.

Industrial: Are zones where the heaviest amount of work and traffic are generated and are thus usually located in industrial parks that can provide proper infrastructure.

* HELPFUL PHONE NUMBERS *

County Judge/Executive ~ **859.823.7561**

County Clerk's Office ~ **859.824.3321**

Health Dept. ~ **859.824.5074**

Road Dept. (county roads) ~ **859.823.4851**

Road Dept. (state roads) ~ **859.824.4633**

Building Inspector ~ **859.824.9608**

City of Williamstown ~ **859.824.6351**

City of Dry Ridge ~ **859.824.3335**

City of Crittenden ~ **859.428.2597**

City of Corinth ~ **859.824.5922**